Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/805 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,150,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Hawthorn East

Period - From 22/10/2023 to 21/10/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/17 Osborne Av GLEN IRIS 3146	$1,200,000	15/10/2024
2	2/5 Burgess St HAWTHORN 3122	$1,218,000	21/09/2024
3	6/77a Carroll Cr GLEN IRIS 3146	$1,140,000	13/09/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/10/2024 14:40

2/805 Toorak Road, Hawthorn East Vic 3123



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,150,000
Median Townhouse Price
22/10/2023 - 21/10/2024: $1,100,000

Comparable Properties



6/17 Osborne Av GLEN IRIS 3146 (REI)

3 2 1

Price: $1,200,000
Method: Private Sale
Date: 15/10/2024
Property Type: Townhouse (Single)

Agent Comments



2/5 Burgess St HAWTHORN 3122 (REI)

3 2 2

Price: $1,218,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

Agent Comments



6/77a Carroll Cr GLEN IRIS 3146 (REI)

3 2 2

Price: $1,140,000
Method: Private Sale
Date: 13/09/2024
Property Type: Townhouse (Single)
Land Size: 283 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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